

MINUTES OF THE

December 21, 2006 Meeting of the

Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members Linda Cheezum, Dan Swann, Tom Moore, and Steve Periconi.

Members Absent: None.

Staff Present: Tom Hamilton, Town Planner and Lynn Thomas, Long Range Planner. Zach Smith, Current Planner, and Stacie Rice, Planning Secretary.

Staff Absent: None.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's meeting of November 16, 2006. Upon motion of Mr. Swann, seconded by Mr. Periconi, the Commission voted 5-0 to approve the November minutes.

The first item on the agenda was **Waterside Village**. The applicant is requesting review of pedestal signs at entrances to the proposed shopping center. The Commission at their October 19, 2006 meeting approved the design for the entrance signs. However, at that time the applicant did not have a specific location for the signs. Signs will be located at each entrance point, St. Michaels Road and Easton Parkway. Upon motion of Mrs. Cheezum, seconded by Mr. Moore, the Commission voted 5-0 to move signs back 20' on each side on the Route 33 side; however the overall site plan is approved.

The next item discussed was **Elm Street Development** requesting PRD (Planned Re Development) review of 5 lot residential subdivision and sketch subdivision review for a 5 lot subdivision. Bill Stagg, the applicant's agent, explained they plan to demolish the existing duplex and replace with five units in two structures. The duplex is to be replaced with a new duplex and a second structure with three attached single family units. The applicant has been working with the Historic District Commission on this project. Should the Historic District Commission deny the applicants request to demolish the existing duplex they will renovate the existing structure. Access to the project will be via a 12 foot wide drive from West Street. Upon motion of Mr. Periconi, seconded by Mr. Moore, the Commission voted 5-0 to approve the sketch subdivision as submitted with both possibilities pending Historic District review /approval.

The next item was a parking waiver for **Pizza Hut**. The applicant is requesting site plan review and parking waiver. Based on the Town's parking standards the proposed building should have 76 parking spaces. The plan proposes 43 parking spaces. The existing Pizza Hut currently has 41 parking spaces. The applicant is asking the Planning Commission to waiver 33 parking spaces. The applicant proposes to demolish the existing Pizza Hut and build a new Pizza Hut on the same site. The proposed architecture will be constructed of brick, the roof will be standing seam metal. Upon motion of Mr. Swann, seconded by Mr. Periconi the Commission voted 5-0 to approve and waive 33 parking spaces.

The next item was from staff. Mayor Willey has requested that the Planning Commission review sketches of a Memorial Park at the corner of Dover and West Streets. The site is the former Easton Utilities Gas Department lot. The Memorial Park would be for firefighters, policemen etc.

8 The plan is to only use the corner of the lot for the park and the remainder of the lot
9 will be open. Upon motion of Mrs. Cheezum, seconded by Mr. Swann, the Commission
10 voted 5-0 to approve the Memorial Park concept and determine the project consistent with
11 the adopted Comprehensive Plan.
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13 The next item was from staff concerning possible **Subdivision Regulation**
14 **Amendments**. Mr. Thomas explained to the Commission that we have been working
15 through possible amendments to the Zoning Ordinance and that this would be an
16 appropriate time to consider amendments to the Subdivision Regulations, if the Commission
17 felt any were necessary. He presented one issue for consideration which was the new
18 requirement that subdivisions provide 35% common open space in addition to park land.
19 Mr. Thomas indicated that a couple of designers had complained that this was over-
20 burdensome. He stated that it was difficult to tell how it actually affects a subdivision
21 because other than a few minor subdivisions, we had not reviewed a project under these new
22 standards yet. However, he felt that the intent of that standard was really to insure that we
23 got usable land for our park spaces and add a little more open space throughout the rest of
24 our subdivisions. Mr. Hamilton added, and Mr. Thomas agreed, that the provision that we
25 also added in these new Subdivision Regulations whereby no environmentally protected
26 areas nor there associated buffers may be located on private lots, accomplishes the same
27 thing, and the 35% open space requirement is probably overkill.
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29 The next item was from staff concerning **2006/07 Annual Report**. Mr. Thomas has
30 given the Commission a draft copy of the annual report, and explained that we will review
31 more thoroughly at the January meeting. He asked the Commission to read through the
32 annual report and get any changes or suggestion to him.
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34 The next item was from staff concerning possible **Zoning Ordinance**
35 **Amendments**. Mr. Atwood stated that before the Regular meeting, the Commission had
36 met in closed session for advice of legal counsel concerning one of the possible
37 amendments. Mr. Thomas then led a discussion with the Commission concerning the final
38 few amendments to include in the package they have been working on since October. The
39 Commission gave Mr. Thomas the direction he needed in order to prepare the potential
40 amendments in Ordinance format so that the Commission can vote on them and, if
41 approved, send them to the Council for a Public Hearing. Mr. Thomas indicated that he
42 would have the Ordinance prepared for the Commission to review and act on at their
43 January meeting.
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45 There being no further business the meeting was adjourned at 3:20 p.m. by motion
46 of Mr. Moore, seconded by Mr. Periconi.
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49 Respectfully submitted,
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53 Stacie S. Rice
54 Planning & Zoning Secretary
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